

TO LET - OFFICE

# 10 EXCHANGE SQUARE

EC2A 2EN



## Key Highlights

- 14,518 sq ft
- Bicycle parking
- Floor to ceiling height of 2.75m on all floors
- Contemporary ceiling finish
- Brand new lobby with cafe reception
- 150mm raised access flooring
- EPC B
- Fronting on to re-landscaped 1.5 acre Exchange Square

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## Description

10 Exchange Square is a 161,000 sq ft building originally designed by Skidmore, Owings & Merrill, located on the north-west corner of Exchange Square. It is being redesigned by Coffey architects to deliver high quality workspace, a welcoming social lobby and high specification cycle and changing facilities.

## Location

Well located in close proximity to the newly opened Elizabeth Line in Liverpool Street Station, alongside Moorgate and Shoreditch High Street providing access to four further tube lines, National Rail and The Overground.

## Accommodation

The accommodation comprises of the following:

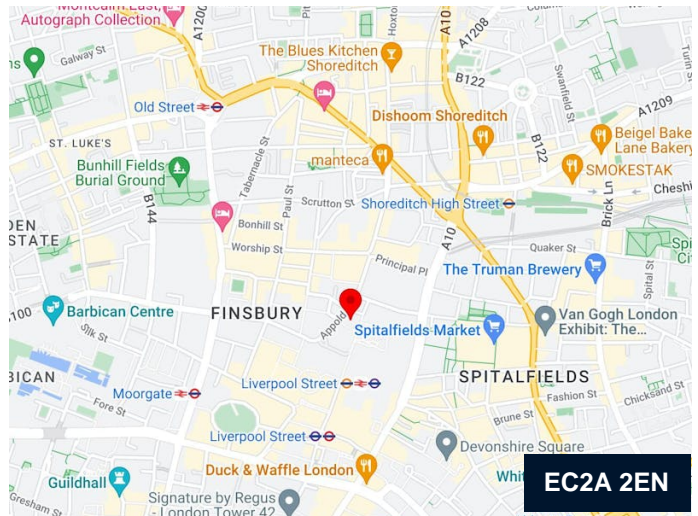
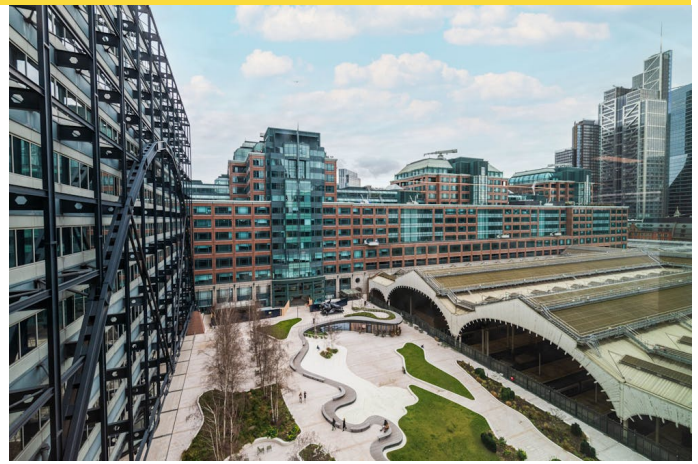
Name	sq ft	sq m	Availability
10th	13,483	1,252.61	Let
9th - Part	6,673	619.94	Let
8th	14,518	1,348.77	Available
7th	14,521	1,349.05	Let
6th	14,474	1,344.68	Let
5th - Fitted	14,511	1,348.12	Let
<b>Total</b>	<b>78,180</b>	<b>7,263.17</b>	

## Viewings

Strictly by appointment only through joint agents Savills or C&W.

## Terms

New lease direct from the Landlord for a term by arrangement  
Guide Rent from £69.50 psf  
Service Charge £15.30 psf  
Estate Charge £2.61  
Rates £22.07 psf



## Contact

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